

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
Information Meeting
Keating Trust, 1263 Reservoir Road
February 14, 2011

Meeting Posted: Yes

Time: 6:30 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Emerick R. Bakaysa, Chair, Robert J. Saiia, Thomas W. Bodkin, Jr., Nathan J. Lockwood, Marion M. Benson, Planning Director

Absent: Joanna L. Bilotta, Vice Chair

Chair opened the Information Meeting with the reading of the legal notice advertised in the Sentinel & Enterprise, February 7, 2011. The Information Meeting was to hear and discuss an application for a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for tank and silo replacement associated with hot mix asphalt manufacturing operation at 1263 Reservoir Road.

Owners are Robert P. Keating and Mary Kate Colburn, Trustees Under the Will of Paul J. Keating. Applicant is P. J. Keating Company.

Chair requested the Planning Director note the following documentation:

- Application for Development Plan Review dated January 11, 2011.
- Development Plan #18-D-6.
- Abutters List Report including abutters within 300 feet of the site in Lunenburg and also in the town of Shirley.
- Letter dated January 25, 2011 notifying abutters of Applicant's request for a height variance from 71 to 91 feet. Said height identified by a visual pipe with a cone on top.
- Legal notice posted February 7, 2011 notifying abutters of the Informational Meeting on February 14, 2011.

Chair requested that the Applicant's representative(s) present. Stephen Mullaney, S.J. Mullaney Engineering, Inc. introduced Gary Wall, Bill Thompson and Dan Broden. Mr. Mullaney stated that the Applicant was requesting replacement of four (4) horizontal liquid asphalt tanks with three (3) vertical asphalt tanks and one (1) vertical fuel tank; replacement of five (5) hot mix asphalt silos and drag slats (inclined conveyor assembly) having a maximum height of 71 feet with six (6) hot mix asphalt silos and drag slat having a maximum height of 91 feet.

Mr. Mullaney addressed that the Development Plan Review (DPR) was for equipment replacement. The existing equipment was placed in 1950. Mr. Mullaney addressed issues on fire protection, stormwater, building and health. Noted that the Protective Bylaw reads that beside a waiver from the Planning Board, the Fire Chief must approve the height. He spoke about the initial flammable storage license that was issued by the Board of Selectmen. The current license allows for 172,000 gallons of oil storage; the new total will be 110,000. A table submitted detailing the tanks, location and contents for oil storage was presented to the Fire Chief and the Chief responded that nothing more needs to be done.

Mr. Mullaney discussed the Air Permit through MA Department of Environmental Protection (DEP). The Permit will require installing silo top "Blue Smoke" Controls. This will include duct work, silo top curtain and fans. They will exhaust the blue smoke from the top of the silos down the slat conveyor and back to the plant burner and the fumes will be processed through the plant with all other emissions. Presently the existing plant has none of the equipment; however, the new regulations requiring equipment will decrease the odor.

Stormwater was addressed by explaining how stormwater collected in the concrete containment area surrounding the liquid asphalt and fuel tanks. When rainwater is present, it is pumped out. A visual observation is made of any oil sheen on the water surface. If sheen is present, absorbent booms and pads are used to collect the oil until there is no sheen and the water is then pumped from the containment area. If the oil is not removed from the water surface, a certified company such as "Clean Harbor" or the like is called in to pump the water and oil from the containment structure until the material is completely removed. The procedure is stated as a "Spill Prevention Control and Countermeasure Plan".

Mr. Mullaney stated that Peter Reynolds of McKenzie Engineering will be the structural engineer for the site.

Mr. Mullaney noted meetings with the Planning Director, Fire Chief and Peer Reviewing Engineer Steven Marsden, Marsden Engineering.

Chair asked for questions from the Board. Mr. Saiia inquired about security pertaining mainly to sabotage. The Applicant's response was there is no security at this time. State law demands locks on towers. The liquid in the towers is mostly benign. Mr. Lockwood asked if an alternate height design was considered. The Applicant explained that the design placed the project in the same envelope, traffic pattern, ability to access the site and the same containment procedure.

Chair asked for Mr. Marsden, Peer Engineer's report. Mr. Marsden noted Tech Meetings of January 4, and January 7, 2011 with the Planning Director, Fire Chief and Keating Engineer. Building Inspector/Zoning Officer also attended. Mr. Marsden addressed his final report dated February 14, 2011. In summary, his report noted that the placement of the new equipment will be within the same footprint and orientation as the existing equipment. The only exception is an increase in height, which can be approved by the Planning Board under Section 5.3. and 8.4. of the Protective Bylaw. He reported that the Applicant's representative has provided information that shows that the Plan complies with 8.4. in all aspects. The application also requests an increase in height which is allowed in Section 5.3.

Mr. Marsden reported that the plan proposed no change in impervious area, traffic patterns, access for emergency vehicles, access to the public way, and anticipated decrease in odor. The Applicant has also complied with the MA DEP Air Quality Permitting.

Mr. Marsden suggests that the Applicant submit copies of the SPILL PREVENTION COUNTERMEASURE PLAN (SPCC00) dated October 2007 to the Planning Board and the Fire Department.

Following Mr. Marsden's report, more questions were raised by the Board. They requested the procedures of the operator from the tanks to the trucks, the methodology of filling, the number of trucks that can be filled at one time, and description of warm-mix asphalt. Explanation was provided.

Chair asked for any comments from the public. Margaret and Robert Stewart, closest residents to the Keating Plant addressed the issue. Ms. Stewart noted the height was not a problem and the noise level was better. She was pleased with the possibility of odor reduction under the new procedure; however, she was concerned about the demolition of the present towers. She looked for some assurance they would be properly dismantled and disposed of in an appropriate site off the Keating property.

More questions arose from Mr. Saiia about the increased volume due to increased tower size. Applicant's response was that the plant can only produce a certain amount each day.

Chair, after hearing no more questions asked for vote to close the Informational Meeting at 7:33 PM. Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Roll call vote was requested. Mr. Saiia, aye; Mr. Bodkin Jr., aye; Mr. Bakaysa, aye; Mr. Lockwood, aye. Vote 4-0 to close the Informational Meeting.